



Plan for Brownfields Redevelopment Success
Infrastructure Evaluation

Successful brownfields revitalization doesn't just happen. It's planned for.

Approach brownfield revitalization through creative, inclusive, and efficient planning activities.

- Early on in the site selection process, consider the range of realistic site reuse options.
- Create a brownfields revitalization plan based on the community's vision, site and surrounding area conditions such as environmental, economic, real estate market, assets, challenges and vulnerabilities. These factors will directly influence how the site is assessed and remediated.

Planning activities that focus on brownfields revitalization are eligible under an EPA Brownfields Assessment or Multipurpose Grant.

Our community needs to:

- Understand the short- and long-term availability of public and private infrastructure servicing the brownfield site.
- Identify necessary infrastructure improvements and priority investments to support brownfield site reuse.

How an Infrastructure Evaluation can help: Provides availability and location of infrastructure servicing the brownfield site. Evaluation includes utilities (water, sewer, electric, broadband, gas, etc.), roads, nearby transit and on-site improvements. Can range from a simple inventory of existing or available infrastructure to a detailed analysis of age, condition and capacity.

Influence on brownfields assessment, cleanup and reuse: Factors long-term infrastructure availability and location into potential site reuse scenarios, which expands or limits site reuse options. Location of infrastructure onsite affects site preparations, assessment and cleanup decisions.

What is involved? An Infrastructure Evaluation depends on the type of property, its location, assets and the potential site reuse options. Includes an *Infrastructure Inventory*, which is a list of all infrastructure existing or available to and on the site, such as:

- Onsite infrastructure (such as fire and life safety; utilities such as boiler house, electrical substation; security; specialized industrial equipment, assets, services and chemicals).
- Infrastructure serving the site (electric, natural gas, fiber optic cable, water, sewer, stormwater, wastewater systems and other utilities or resources).

When to conduct? Early in the site reuse planning process. Typically, part of a site reuse assessment, but can be completed independently. As a preferred site reuse scenario emerges, a more in-depth infrastructure evaluation will fill data gaps.

What does it typically cost and who can perform?

- **Condition Assessment:** A visual inspection, review of existing documentation and studies, and interviews with utility and site personnel. Costs typically range from \$10,000 – \$20,000 depending on property size, quantity of assets and whether order-of-magnitude estimates are included. Properties with large facilities or many buildings may cost substantially more. Often performed by a multidisciplinary consulting team.
- **Infrastructure Condition and Capacity Study:** A specialized infrastructure condition and capacity study which may be necessary to determine the feasibility of a specific site reuse option. Typically necessary for large, high-value reuse opportunities (e.g., heavy industrial uses often require water and natural gas lines of a certain size or pressure). Studies cost \$40,000+. Usually performed by the utility company for a fee or by a licensed professional engineer.